



WESTERN WEBER COUNTY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

September 11, 2012

5:00 p.m.

**Pledge of Allegiance*

**Roll Call:*

1. Minutes: Approval of the August 14, 2012 meeting minutes
2. Consent Agenda:
 - 2.1 LVG070212 Consideration and action for final approval of Jerry and Katie Homestead (1 Lot) within the Agricultural A-2 Zone located at approximately 1300 S 7500W to include a deferral of curb, gutter, and sidewalk improvements (Cliff Bell, Applicant)
3. Petitions, Applications and Public Hearings:
 - New Business:
 - 3.1. CUP 2012-12 Consideration and action for approval on a site plan amendment for the Washington Heights Church consisting of the addition of two new signs located at 1770 E 6200 S in the Residential Estates RE-15 Zone (Sam Barber and Mike Hilles, Applicants)
4. Public Comments:
5. Planning Commissioner's Remarks:
6. Staff Communications:
 - 6.1. Planning Director's Report:
 - 6.2. Legal Counsel's Remarks:
7. Adjournment:

*The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center,
1st Floor, 2380 Washington Blvd., Ogden, Utah.
No Pre-meeting will be held*



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791

Minutes of the Western Weber County Planning Commission held August 14, 2012, in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Doug Hansen, Chair; Wayne Andreotti; Jannette Borklund; Ryan Judkins; Andrew Favero; John Parke;

Excused/Absent: Brenda Meibos

Staff Present: Jim Gentry, Asst. Planning Director; Ben Hatfield, Planner; Jeff Thomson, Legal Counsel;

Kary Serrano, Secretary

**Pledge of Allegiance*

**Roll Call:*

1. **Minutes:** Approval of the July 10, 2012 meeting minutes

MOTION: Chair Hansen declared the meeting minutes approved as corrected.

2. **Consent Agenda:**

- 2.1 **LVG070212:** Consideration and action for final approval of the Garden Acres Subdivision 1st Amendment Subdivision (1 Lot) within the Agricultural A-1 Zone located at approximately 3365 W 2100 N and a recommendation for the vacation of Lot 6 of Garden Acres (Richard & Sharon Maki, Applicants)

- 2.2. **LVM062912:** Consideration and action for final approval of the Mark & Kenna Subdivision (2 Lots) within the Agricultural A-1 & A-2 Zone located at approximately 640 S 3600 W (Mark & Kenna Brown, Applicants)

MOTION: Commissioner Parke moved to recommend to the County Commission approval of consent agenda items LVG070212 Garden Acres Subdivision 1st Amendment Subdivision (1 Lot) with a recommendation for a vacation of Lot 6 and LVM062912 Mark & Kenna Subdivision (2 Lots). Commissioner Borklund seconded the motion. Chair Hansen said the motion carried with all members present voting aye. Motion Carried (6-0)

3. **Public Comments:** No Public Comments.

4. **Planning Commissioner's Remarks:** No Planning Commissioner's Remarks.

5. **Staff Communications:**

- 5.1. **Planning Director's Report:** Jim Gentry, Planning Staff said the APA Conference will be held in Provo from Oct 4-5 and you need to let Sherri or Kary know for early registration for this month so they can sign you up for that. On August 23, Planning Staff has arranged for an Agri-Tourism field trip to Kelly Creek Farms so be here at 5 p.m. and they are planning some things up there and some food will be provided. The Planning Commissioners all agreed to attend the field trip.

- 5.2. **Legal Counsel's Remarks:** No Legal Counsel's Remarks.

6. **Adjourn:** The meeting was adjourned at 6:25 p.m.

Respectfully Submitted,



Kary Serrano, Secretary
Weber County Planning



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final approval of Jerry and Katie Homestead (1 lot), including a deferral of curb, gutter and sidewalk improvements.

Agenda Date: Tuesday, September 11, 2012

Applicant: Cliff Bell

File Number: LVJ080312

Property Information

Approximate Address: 1300 South 7500 West

Project Area: 4 Acres

Zoning: Agricultural Zone (A-2)

Existing Land Use: Agriculture

Proposed Land Use: Residential Subdivision Lot

Parcel ID: 10-043-0077

Township, Range, Section: T6N, R3W, Section 22

Adjacent Land Use

North:	Agriculture/Residential	South:	Agriculture/Residential
East:	Agriculture/Residential	West:	Agriculture

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765

Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance Chapter 6 (Agricultural Zone A-2)
- Weber County Subdivision Ordinance

Background

Jerry and Katie Homestead is a one lot subdivision located at approximately 1300 South and 7500 West. Lot 1 contains four acres and has a lot width of 179 feet, both of which meet the requirements of the A-2 Zone. A deferral agreement for curb, gutter and sidewalk improvements is being requested. Elementary and secondary schools are more than 1.5 miles from the subdivision and all students are eligible for busing. Culinary water is provided by West Warren-Warren Water Improvement District, secondary water is provided by Warren Irrigation, and waste water treatment is provided by an individual septic tank. Review agency requirements must be addressed prior to this subdivision being placed on the County Commission agenda for final approval.

Summary of Planning Commission Considerations

- Does this subdivision meet the requirements of the Weber County Subdivision and Zoning Ordinances?
- Should a deferral for the curb, gutter and sidewalk improvements be granted?

Conformance to the General Plan

Subdivisions that meet the requirements of applicable County Ordinances conform to the General Plan. This subdivision addresses water, wastewater, roads, and other issues which are discussed in the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber-Morgan Health Department

- Requirements of the Weber Fire District
- Requirements of West Warren-Warren Water Improvement District and Warren Irrigation

Staff Recommendation

Staff recommends final approval of Jerry and Katie Homestead, based upon its compliance with the Weber County Subdivision and Zoning Ordinances, subject to the requirements of applicable review agencies. The recommendation includes a deferral of curb, gutter, and sidewalk improvements.

Exhibits

- A. Subdivision Plat Map
- B. Engineering and Fire District Review Comments
- C. Deferral Map

Location Map



JERRY AND KATIE HOMESTEAD

1/4 OF SEC. 22 T. 6
WEBER COUNTY, UTAH

JULY 2012

SURVEYOR'S CERTIFICATE

[illegible]

OWNERS' DEDICATION

[illegible]

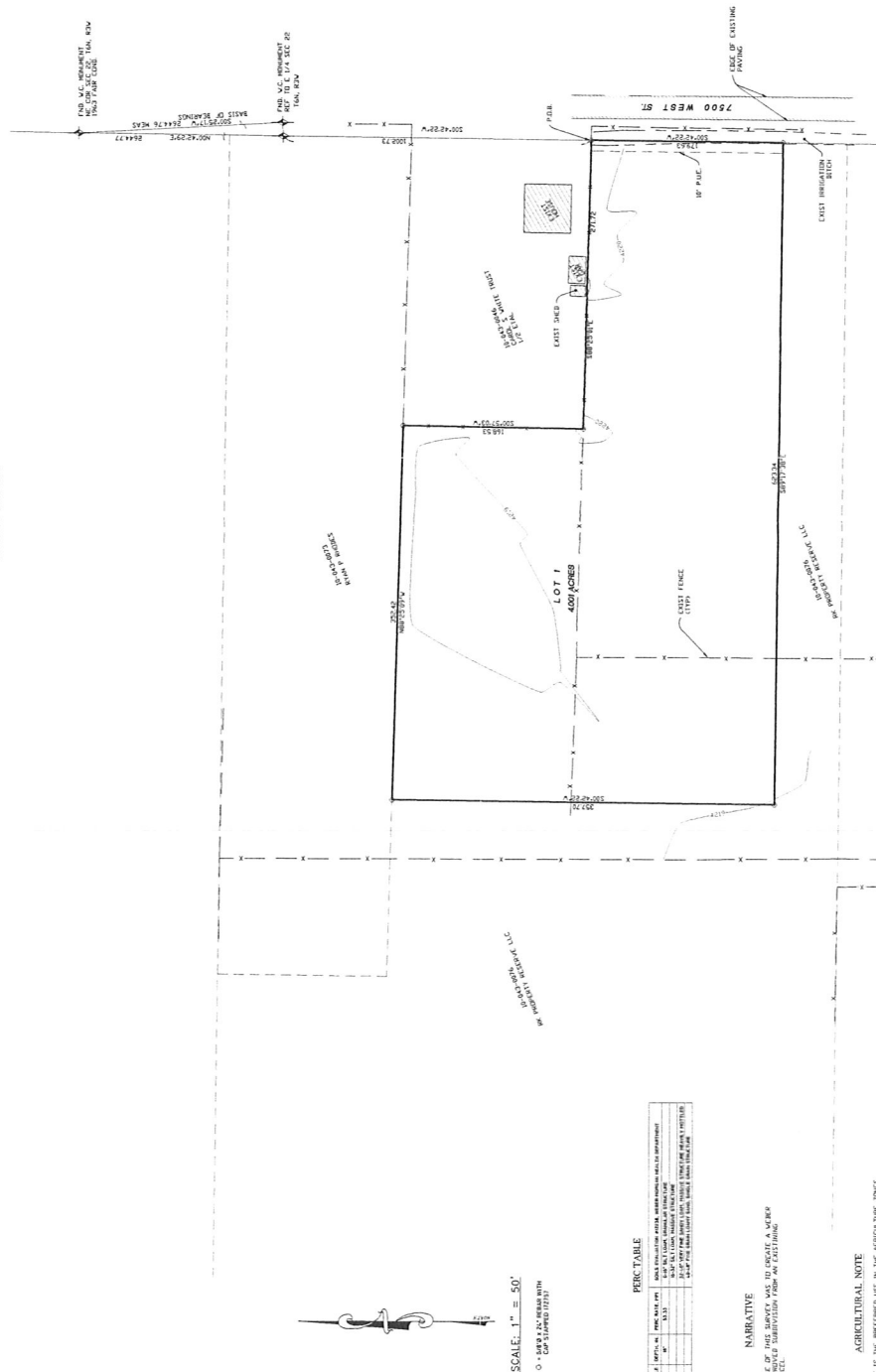
ACKNOWLEDGMENT

STATE OF UTAH) ss
COUNTY OF WECHE)
DAY OF _____, 20____, PERSONALLY APPEARED
ON THIS _____ DAY OF _____, _____, BEING ONE OF THE UNDERSIGNED KENYAN PUBLIC, THE SIGNER OF THE
_____ IN NUMBER, WHO DAILY
_____ THAT THEY SIGNED IT FREELY AND VOLUNTARILY
_____ FOR THE PURPOSES THEREIN MENTIONED.

KENYAN PUBLIC

COMMISSION EXPERTS

BOUNDARY DESCRIPTION

[illegible][illegible]

ADAPTIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A NEWER
COUNTY APPROVED SUBDIVISION FROM AN EXISTING
OFFICIAL PAPER.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE'S AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USES SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS ZONE.

DAVIDER COUNTY DE ANNING

THIS IS TO CERTIFY THAT THIS SUBDIVISION
PLAN WAS DULY APPROVED BY THE MEMBER
COUNTY PLANNING COMMISSION ON THE

SEWER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SUNFAR COUNTY SURVEYOR


HEREBY CERTIFY THAT THE VEBER COUNTY SURVEYORS' FILE HAS REVIEWED THIS PLAY FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH PLAT LINES AND MONUMENTS ON RECORD IN COUNTY RECORDS. THE APPROVAL OF THIS PLAY BY THE VEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSEE AND SURVEYOR WHO EXECUTED THIS PLAY FROM THE LIABILITY AND/OR LIABILITIES ASSOCIATED THEREWITH.

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

WISCONSIN COUNTY COMMISSION - A COMMITMENT

IT IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION
 RIGHTS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF
 IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THE RECORD
 HAS BEEN APPROVED AND ACCEPTED BY THE COMMISSIONERS OF
 COUNTY, UTAH THIS _____ DAY OF _____, 20____.



LANDMARK SURVIVINA INC.
 444 S. 17th St. Ste. 200
 Phoenix, AZ 85010
 PHONE: (602) 252-7273 FAX: (602) 252-7266

WEBER COUNTY RECORDER
 COUNTY # _____ FEE _____
 FILED FOR RECORD & RECORDED
 THIS _____ DAY OF _____ 20____
 AT _____ IN _____ OF _____ PAGE _____

CLERK: CLIFF BELL
 LOCATION: 15 1/4 SEC 28
 T4S R4E
 SURVIVED: JULY 2002

WEBER COUNTY RECORDER
 BY _____ DEPUTY _____

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Exhibit B 1/2

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Engineering

Project: [Jerry and Katie Homestead Sub.](#)

User: [Rochelle Pfeaster](#)

Department: [Weber County Engineering Division](#)

Created: 2012-08-13 16:39:08

Modified: 2012-08-13 16:39:08

Notes

I have had a chance to review the plan(s) and have the following comment(s): **Written responses to the following comments are required.**

1. The proposed subdivision will need to have curb, gutter and sidewalk as per the county commission. As a bare minimum there will need to be a deferral on the curb, gutter and sidewalk, which has been signed by the developer prior to final approval.
2. The irrigation ditch in the front of the property will need to be piped with 36" RCP with a drainage swale on top. Plan & profile drawings need to be submitted to us and the irrigation company. A letter from the irrigation company approving the design will be required. If the curb, gutter and sidewalk are deferred, then the grade will need to be brought up to a foot below the edge of asphalt.
3. The location of the perk test pits need to be shown on the plat.
4. If there are irrigation ditches on the property use to convey water to surrounding property owners, an easement needs to be granted on the ditches.
5. An excavation permit is required for all work done within the existing right-of-way.
6. All improvements need to be either installed or escrowed for prior to recording of the subdivision.
7. After all items have been addressed a wet stamped copy of the improvement drawings will be required.

I have tried to address all items of concern from the Engineering Department. However, this review does not forego other items of concern that may come to this department's attention during additional reviews or during construction of improvements. If you have any comments or questions concerning this review, feel free to contact me.

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Weber Fire District Review

Project: Jerry and Katie Homestead Sub.
User: Ted Black
Department: Weber Fire District
Created: 2012-08-06 08:57:16
Modified: 2012-08-06 08:57:16

Notes

- A = Approved
- C = Correction Required
- N = Not Applicable
- I = Insufficient Info

Fire Hydrant Requirements

- C (1) One new fire hydrant(s) along lot frontage. Maximum Spacing 500 ft.
- I Fire flow 1500 g.p.m.
- I Water storage capacity for fire fighting 120,000 gallons minimum.

Comments: One new fire hydrant is required as indicated on the plan. The developer shall submit a letter of water availability. The plan review fee for this project of \$50.00 is due and payable to the Weber Fire District prior to any approval.

Access road Requirements

- A Roads shall have a minimum clear and unobstructed width of twenty six feet.
- A Roads shall have a minimum clear and unobstructed height of 13'-6".
- A Roads shall have a maximum grade of 10%.
- A Interior turning radius on all corners shall be a minimum of 28'-0".
- N Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
- N Second fire apparatus access road required.
- C \$50.00 fee required for this plan review

General Requirements

1. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
2. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
3. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
4. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
5. All structures shall comply with the requirements of the International Fire Code and the International Building Code, 2009 editions.
6. Fire department apparatus access is required for each lot.
7. No curb or other obstruction will be permitted in the path of emergency vehicle access.
8. All structures over 5000 sq. ft. shall be equipped with an NFPA 13D, 2007 edition, compliant fire sprinkler system.
9. This approval is limited to single family structures.
10. Two fire apparatus access roads are required once you exceed 30 single family dwellings.

Every effort has been made to provide a complete and thorough review of these plans. However nothing in this review is intended to relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards

Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

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Exhibit C





Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a site plan amendment for the Washington Heights Church consisting of the addition of two new signs.
Agenda Date: Tuesday, September 11, 2012
Applicant: Sam Barber and Mark Hilles
File Number: CUP 2012-12

Property Information

Approximate Address: 1770 E 6200 S
Zoning: RE-15
Existing Land Use: Church
Proposed Land Use: Church
Parcel ID: 07-083-0077
Township, Range, Section: 5 North, 1 West, Section 22

Adjacent Land Use

North: Commercial	South: Residential/Agriculture
East: US-89	West: Residential, Commercial

Staff Information

Report Presenter: Sean Wilkinson
swilkinson@co.weber.ut.us
801-399-8765
Report Reviewer: JG

Applicable Ordinances

- Weber County Zoning Ordinance – Chapter 3 (Residential Estates Zones RE-15, RE-20)
- Weber County Zoning Ordinance – Chapter 22C (Conditional Uses)
- Weber County Zoning Ordinance – Chapter 32 (Signs)
- Weber County Zoning Ordinance – Chapter 36 (Design Review)

Background

The applicants are requesting approval of a site plan amendment for two new signs to be located on the north and south walls of the recent addition on the east end of the Washington Heights Church. The proposed signs were shown on the plans that were approved as part of Design Review 2011-12, but it was later discovered that the signs were too large for the total signage area allowed by the zoning ordinance. In order to accommodate the proposed signs, the applicants requested a zoning ordinance text amendment to increase the total signage area allowed on parcels in the RE-15 and RE-20 Zones with at least 10 acres and 500 feet of frontage on a highway. The Western Weber Planning Commission and the Weber County Commission approved the text amendment and the applicants are now requesting approval of the proposed signs.

The recently approved ordinance language (Chapter 32 Section 7) now states:

MAXIMUM SIZE OF SIGN(S); TOTAL AREA OF ALL SIGNS ON PROPERTY

One (1) or more signs not exceeding two (2) sq. ft. for each one (1) lineal ft. of street frontage occupied by a nonconforming commercial or industrial use; provided the combined total area of such signs shall not exceed one hundred (100) sq. ft.; such uses not occupying frontage may have one or more signs not exceeding forty (40) sq. ft. in combined total area. In addition temporary business signs not exceeding one hundred (100) sq. ft. in total area are permitted provided that no such temporary sign shall be erected for more than thirty (30) days.

Exception allowed as a Conditional Use:

Parcels in the RE-15 and RE-20 Zones which meet the following standards may have one or more signs not exceeding a combined total of 400 square feet, with a maximum of 150 square feet per sign:

- The parcel must have an area of at least 10 acres.
- The parcel must have at least 500 feet of frontage on a road with an existing right-of-way width of at least 80 feet, or on a road projected to have a right-of-way width of at least 80 feet as shown on the Western Weber County Transportation Plan.

As mentioned previously, the two signs will be located on the north and south walls of the recent addition on the east end of the church. The sign on the north wall is 69 square feet and the sign on the south wall is 120 square feet. The total signage plan including the existing signs now totals 243 square feet.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed signage plan meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. There are no lights, sounds, or other emissions associated with the new signs. The smaller (69 square feet) sign faces Highway 89 and the larger (120 square feet) sign is not visible from the road. Based on these factors it appears that potential detrimental effects have been adequately mitigated.
2. The RE-15 Zone allows a conditional use exception for signs that meet the criteria listed previously. This parcel meets all of the requirements including parcel size, frontage width, and individual/total signage area.

Conformance to the General Plan

This proposal conforms to the General Plan's Goals & Objectives by meeting the requirements of applicable chapters in the Zoning Ordinance. Furthermore, this development is compatible with the zone in which it is located and the nearby residential and commercial land uses.

Conditions of Approval

- Requirements of Weber County Building Inspection Division
- Requirements of Weber County Engineering Division

Staff Recommendation

Staff recommends approval of CUP 2012-12, based on its conformance with applicable zoning ordinance requirements as mentioned previously.

Exhibits

- A. Master Signage Plan
- B. Elevations/Profiles of Proposed Signs

Maps



Exhibit A

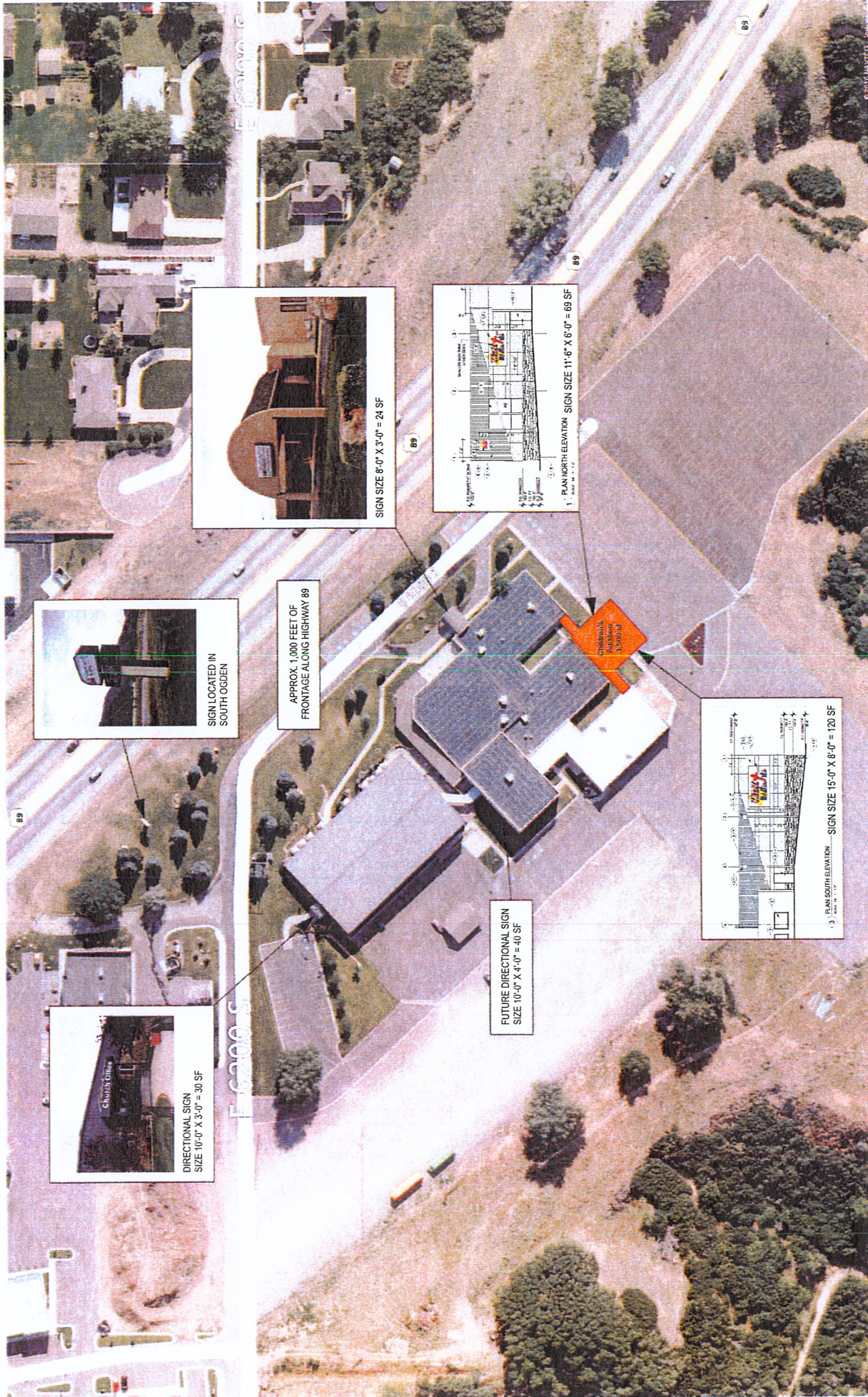
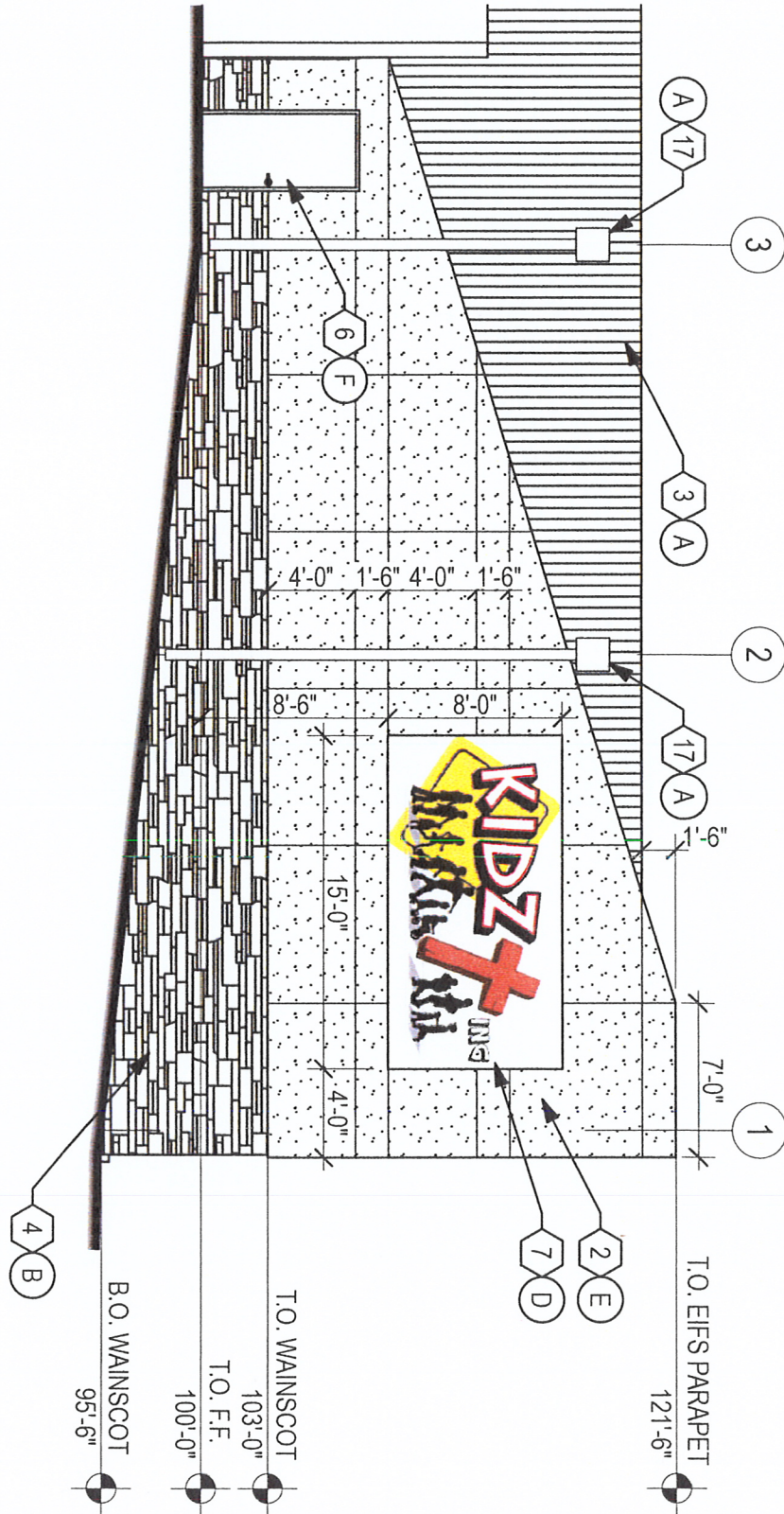


Exhibit B 1/4

1 PLAN SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4590 HARRISON BLVD SUITE 100
SOUTH OGDEN, UT 84403 | PH: 801-823-2805
www.mountainwestarchitects.com

WASHINGTON HEIGHTS CHURCH
ALTERATIONS AND ADDITIONS

1770 EAST 6200 SOUTH
SOUTH OGDEN, UTAH WEBER COUNTY 84405

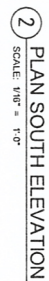
RFI NUMBER:

9.2

REFERENCE SHEET:

DATE OF ISSUE:

SHEET OF

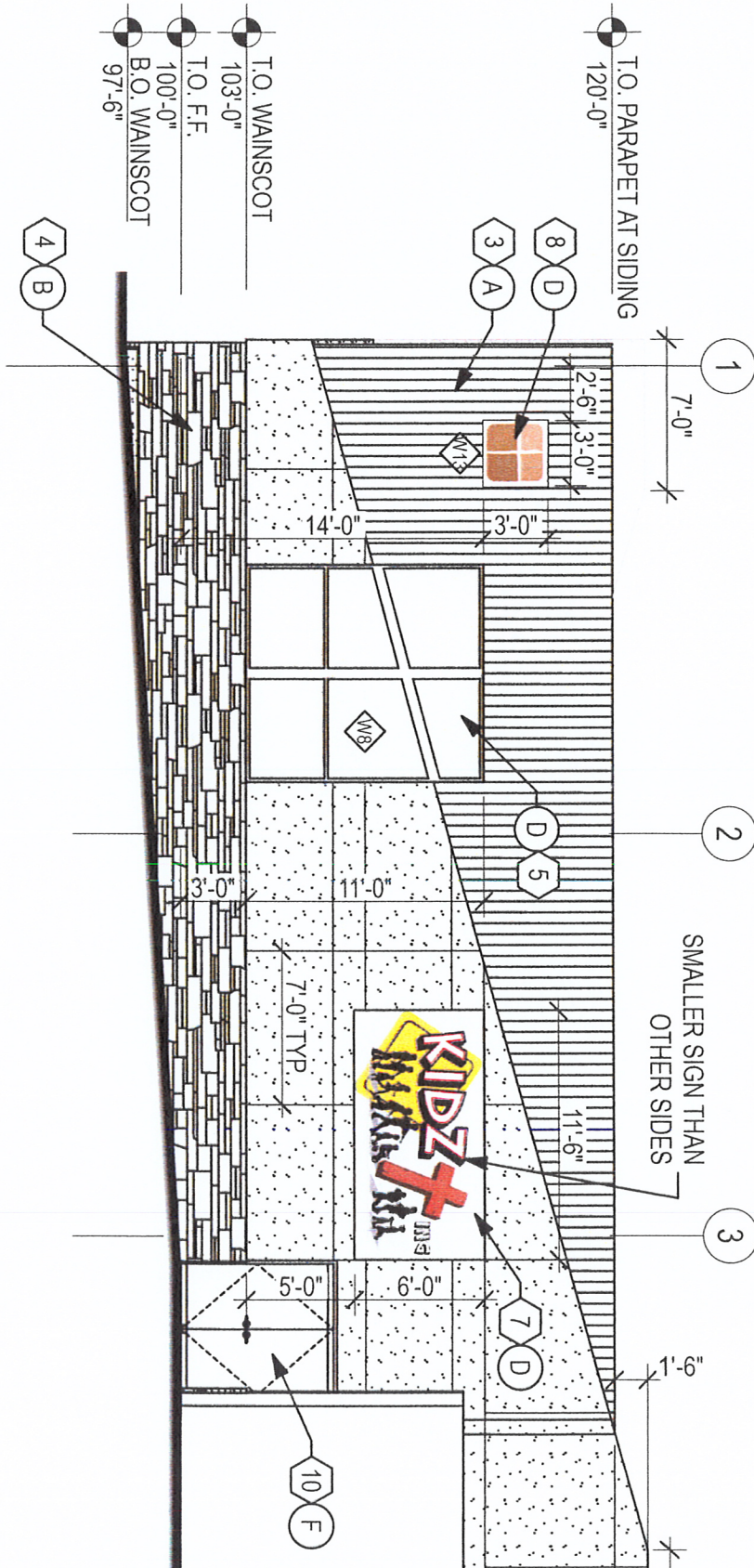


NOTE: VECTORED ART REQUIRED FROM CLIENT THIS FACE BEFORE PRODUCTION CAN BEGIN.

B 3/4

1 PLAN NORTH ELEVATION

SCALE: 1/8" = 1'-0"



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**WASHINGTON HEIGHTS CHURCH
ALTERATIONS AND ADDITIONS**

1770 EAST 6200 SOUTH
SOUTH OGDEN, UTAH WEBER COUNTY 84405

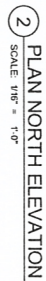
RFI NUMBER:

9.1

REFERENCE SHEET:
A201

DATE OF ISSUE:
02-07-12

SHEET 1 OF 1



1 WALL-SIGN - DETAIL ELEVATION SCALE: 1/2" = 1'

COLOR KEY

NOTE: UNLESS OTHERWISE NOTED, THE COLORS DEPICTED ON THIS RENDERING MAY NOT MATCH ACTUAL COLORS ON FINISHED DISPLAY. PLEASE REFER TO COLOR CALIBRATIONS AND THEN APPROPRIATE VENDOR SPECIFIED SAMPLES FOR APPROVED COLOR SPECIFICATIONS

NOTE: VECTORED ART REQUIRED FROM CLIENT THIS FACE BEFORE PRODUCTION CAN BEGIN.